

DRAFT

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF SAN JOSE
AMENDING VARIOUS SECTIONS OF TITLE 24 OF
THE SAN JOSE MUNICIPAL CODE TO ADOPT
THE 2013 CALIFORNIA BUILDING, RESIDENTIAL,
PLUMBING, MECHANICAL, ELECTRICAL CODES,
CALIFORNIA EXISTING BUILDING CODE,
CALIFORNIA HISTORICAL BUILDING CODE,
CALIFORNIA GREEN BUILDING STANDARDS
CODE AND 2012 INTERNATIONAL EXISTING
BUILDING CODE WITH CERTAIN EXCEPTIONS,
MODIFICATIONS AND ADDITIONS**

WHEREAS, pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City may adopt the provisions of the California Building, Residential, Plumbing, Mechanical, Electrical, Existing Building, Historical Building Codes, Green Building Standards Code, and International Existing Building Code, with certain amendments to those provisions which are reasonably necessary to protect the health, welfare and safety of the citizens of San José because of local climatic, geological and topographical conditions; and

WHEREAS, on **, the City Council made factual findings set forth in respective sections of Title 24 of the San José Municipal Code relating to the amendments made to the California codes; and

WHEREAS, the factual findings made then continue to be valid and relate to the amendments made to the California codes in this adoption; and

WHEREAS, this Ordinance was found to be categorically exempt from environmental review, per the provisions of the California Environmental Quality Act of 1970, as amended, 14 California Code of Regulations Section 15061(b)(3) and Title 21 of the San José Municipal Code, on **, under File Number **, and

WHEREAS, the City Council of the City of San José is the decision-making body for this Ordinance; and

WHEREAS, this Council has reviewed and considered the Statement of Exemption determination under CEQA prior to taking any approval actions on this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. Section 24.01.120 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.120 Exemption for Pending Applications

- A. The provisions of the ~~2010-2013~~ California Building, Residential, Plumbing, Mechanical, Electrical Codes, California Existing Building Code, California Historical Building Code, California Green Building Standards Code and ~~2009-2012~~ International Existing Building Code as adopted and amended herein, shall not apply to any building or structure for which application for a building permit was made prior to January 1, ~~2011-2014~~. Such buildings or structure shall be erected, constructed, enlarged, altered or repaired in accordance with the provisions of this Chapter in effect at the date of said application.
- B. All other applications shall be processed in accordance with the provisions of the ~~2010-2013~~ edition of the California Building Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Existing Building Code, the California Electrical Code, the California Historical Building Code, the California Green Building Standards Code, and the ~~2009-2012~~ International Existing Building Code as adopted and amended herein.

SECTION 2. Section 24.01.224 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.224 Building Code

“Building Code” means the California Building Code, or CBC, ~~2010-2013~~ edition, based on ~~2009-2012~~ International Building Code promulgated by the International Code Council, including the appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

SECTION 3. Section 24.01.233 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.233 Electrical Code

“Electrical Code” means the California Electric Code or CEC, ~~2010-2013~~ edition, based on ~~2008-2011~~ National Electric Code promulgated by the National Fire Protection Association, as amended and set forth in the California Building Standards Code, Title 24, Part 3 and in this Title.

SECTION 4. Section 24.01.236 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.236 Existing Building

“Existing Building” means a building legally erected prior to January 1, ~~2011-2014~~ or one for which a legal building permit has been issued.

SECTION 5. Section 24.01.237 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.237 Existing Building Code

“Existing Building Code” means the California Existing Building Code, or CEBC, ~~2010-2013~~ edition, based on ~~2009-2012~~ International Existing Building Code promulgated by the International Code Council, including the appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

SECTION 6. Section 24.01.238 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.238 Fire Code

“Fire Code” is the California Fire Code or CFC, ~~2010-2013~~ edition, based on ~~2009-2012~~ International Fire Code promulgated by the International Code Council, including the Appendix thereto, together with those omissions, amendments, exceptions and additions there to as amended in the California Code of Regulations and in this Title.

SECTION 7. Section 24.01.239 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.239 Green Building Standards Code

“Green Building Standards Code” means the California Green Building Standards Code, or CAL Green, ~~2010-2013~~ edition, including the appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

SECTION 8. Section 24.01.240 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.240 Historical Building Code

“Historical Building Code” means the California Historical Building Code, or CHBC, ~~2010-2013~~ edition, including the appendix thereto in Title 24 of the California Code of Regulations, together with those omissions, amendments, exceptions and additions thereto as amended in this Title.

SECTION 9. Section 24.01.241 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.241 International Existing Building Code

“International Existing Building Code” means the International Existing Building Code or IEBC, ~~2009-2012~~ edition, promulgated by the International Code Council, including the appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in this Title.

SECTION 10. Section 24.01.245 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.245 Mechanical Code

“Mechanical Code” is the California Mechanical Code or CMC, ~~2010-2013~~ edition, based on ~~2009-2012~~ Uniform Mechanical Code promulgated by the International Association of Plumbing and Mechanical Officials, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

SECTION 11. Section 24.01.260 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.260 Plumbing Code

“Plumbing Code” is the California Plumbing Code, or CPC, ~~2010-2013~~ edition, based on ~~2009-2012~~ Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials, including the appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

SECTION 12. Section 24.01.265 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.265 Residential Code

“Residential Code” means the California Residential Code, or CRC, ~~2010-2013~~ edition, based on ~~2009-2012~~ International Residential Code promulgated by the International Code Council, including the appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

SECTION 13. Section 24.01.350 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.350 Existing Occupancy

- A. Buildings in existence on December 31, ~~2010-2013~~ may have their existing use or occupancy continued if the use or occupancy was legal at the time of the adoption of the Building Code, and provided continued use is not dangerous to life, health and safety.
- B. A change in the use or occupancy of any existing building or structure shall comply with the provisions of Part 6 of Chapter 24.02 and Chapter 34 of the Building Code.

SECTION 14. Section 24.01.365 of Chapter 24.01 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.01.365 Temporary Structures

- A. Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by a permit issued pursuant to CBC 3103.
- B. Buildings or structures erected under a temporary structure permit ~~need not~~ shall comply ~~with the type of construction or fire resistive time periods required by the Building Code CBC 3103.~~
- C. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

SECTION 15. Section 24.02.120 of Chapter 24.02 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.02.120 Building Permit Exemptions

A. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
2. Fences not over ~~six~~seven feet (~~1,829~~2,134 mm) high.
3. Oil derricks.
4. Nonfixed and movable fixtures cases, racks, counters and partitions not over five feet nine inches (1,753 mm) high.
5. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons (18,925 liters) and the ratio of height to diameter or width does not exceed two to one.
7. Platforms, walks and driveways not more than thirty inches (762 mm) above grade and not over any basement or story below and are not part of an accessible route.
8. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings, in Group R-3 and U occupancies, supported by an exterior wall that do not project more than fifty-four inches from the exterior wall and do not require additional support.
11. Prefabricated swimming pools accessory to a Group R, Division 3 occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed five thousand gallons (18,925 liters).

12. Replacement, repair or overlay of less than twenty-five percent of an existing roof within any twelve-month period.
 13. Swings and other playground equipment accessory to detached one- and two-family dwellings.
- B. Unless otherwise exempted by this Title, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

SECTION 16. Section 24.02.130 of Chapter 24.02 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.02.130 Plumbing Permit Exemptions

A plumbing permit shall not be required for the following:

- | ~~4A.~~ The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this Title.
- | ~~2B.~~ The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- | ~~3C.~~ The installation of one and ~~six-tenths~~twenty-eight hundredths (~~1-61.28~~) gallons per flush or less water closets installed in existing residential dwelling units or existing commercial restrooms, when done as part of a City water conservation retrofit incentive program. These exempted installations shall be limited to the replacement of non-water conserving water closets installed on existing roughed-in plumbing and shall not apply to water closet installations in new construction or addition, relocation or remodeling projects. Commercial restroom water closet replacements shall be made by a licensed plumbing contractor and shall comply with current accessibility requirements. Existing accessibility features may not be removed or diminished.

SECTION 17. Section 24.02.355 of Chapter 24.02 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.02.355 Plan Check Renewals and Extensions

- A. All plan check submittals and approvals must be updated to meet this title when the permit is issued one year or more after January 1, 2012-2015.
- B. When a plan check submittal or approval has expired, then it must be resubmitted and appropriate fees paid for review for conformance with the current codes
- C. Plan check time extensions for one-building projects must comply with the following.
 - 1. A plan check submittal or approval may be extended one time for an additional one hundred eighty days by applicant making a written request to Building Official and paying appropriate fee.
 - 2. Plan check submittal or approval for one- building projects shall not be extended more than once, except that, the Building Official may approve an extension of not more than three hundred sixty days when the applicant demonstrates that circumstances beyond the control of applicant have prevented action from being taken. In this case, the Chief Building Official may require that additional fees be paid and plans be revised to partially or fully comply with the current codes.
- D. Plan check time extensions for ongoing multi- building projects must comply with all of the following:
 - 1. A plan check submittal or approval may be extended one time for an additional one hundred eighty days by applicant making written request to Building Official and paying appropriate fees.
 - 2. If a permit for at least one building has been issued, then the plan check approval is valid for one hundred eighty days from the latest permit issuance date, subject to the above limitations. The plan check approval may be extended for an additional three hundred sixty-day period by applicant making a written request to Building Official and paying appropriate fees, subject to the above limitations.
 - 3. Plan check submittal or approval for multi- building projects shall not be extended more than once, except that, the Building Official may approve an extension of not more than three hundred sixty days when the applicant demonstrates that circumstances beyond

the control of applicant have prevented action from being taken. In this case, the Building Official may require that additional fees be paid.

SECTION 18. Section 24.02.545 of Chapter 24.02 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.02.545 Structural Observation

Structural observation shall be provided in accordance with Section ~~1710-1704~~ of the Building Code. Additional structural observation may be required when deemed necessary by the Building Official.

SECTION 19. Section 24.02.630 of Chapter 24.02 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.02.630 Issuance of Certificate

After the Building Official inspects the building or structure and finds no violations of the provisions of this Title or other laws, the Building Official shall issue a certificate of occupancy which shall contain the following:

- A. The building permit number.
- B. The address of the building.
- C. The name and address of the owner.
- D. A description of that portion of the building for which the certificate is issued.
- E. A statement that the described portion of the building has been inspected for compliance with the requirements of this Title for the group and division of occupancy and the use for which the proposed occupancy is classified.
- F. The name of the Building Official.
- G. The edition of the code under which the permit was issued.
- H. The use and occupancy, in accordance with the provision of CBC Chapter 3.
- I. The type of construction as defined in CBC Chapter 6.

J. If an automatic sprinkler system is provided.

SECTION 20. Section 24.02.710 of Chapter 24.02 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.02.710 Appeals Jurisdiction

An applicant for or holder of a permit whose proposed solution for meeting the requirements of Title 24 of the California Code of Regulations is not approved or authorized by the Building Official may file an appeal with the building codes and disabled access advisory board.

SECTION 21. Section 24.03.100 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.100 Adoption of Technical Provisions of California Building Code

- A. Except as otherwise provided for in this Chapter, the California Building Code, 2010-2013 edition (CBC) are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.
- B. One copy of the CBC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 22. Section 24.03.110 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.110 Portions of California Building Code which are not Approved, Adopted or Incorporated by Reference

- A. The following portions of the "California Building Code, 2010-2013 edition, or of the appendix thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the Building Code of the City of San José:
 - 1. Section 1.8.4
 - 2. Section 1.8.5
 - 3. Section 1.8.7
 - 4. Section 1.8.8
 - 5. Section 1.8.9

~~6. Section 903.3.1.2~~

~~7. Section 903.3.5.1.2~~

~~8. Section 2306.7~~

~~96.~~ Section 2505

~~10. Section Table 2306.7~~

B. The following appendices are adopted:

1. CBC Appendix C, Agricultural Buildings.
2. CBC Appendix J, Grading.

SECTION 23. Section 24.03.120 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.120 Cross-References to California Building Code

The provisions of this Chapter contain cross- references to the provisions of the CBC, ~~2010~~ 2013 edition, in order to facilitate reference and comparison to those provisions.

SECTION 24. Section 24.03.210 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.210 Findings

The amendments set forth in this Part are reasonably necessary because of the following local geological, topographical and climatic conditions:

- A. San José is within a very active seismic area. Severe seismic action could disrupt communications, damage gas mains, cause extensive electrical hazards, and place extreme demands on the limited and widely dispersed resources of the fire department resulting in failure to meet the fire and life safety needs of the community.
- B. The local geographic, topographic and climatic conditions pose an increased hazard in the acceleration, spread, magnitude, and severity of potential fires in the City of San José, and may cause a delayed fire response time, allowing further growth of the fire.

- C. If not amended, Sections ~~402.9~~402.5, 403.3, 404.3, ~~410.6~~410.7 of the CBC would allow omission of fire sprinkler coverage in certain areas of covered malls, high-rise buildings, buildings with atriums, stages and platforms.
- D. The requirement for total fire sprinkler coverage set forth in the amendment is a more restrictive standard which will better prevent fire damage which can result from local conditions.

SECTION 25. Section 24.03.220 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.220 Covered Mall Buildings (CBC 402)

Subsection ~~402.9~~402.5 of CBC Section 402 is deleted and replaced with the following:

~~402.9~~402.5 *Automatic sprinkler system.* ~~The~~ Covered and open mall buildings and buildings connected shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, which shall comply with the following:

1. The automatic sprinkler system shall be complete and operative throughout occupied space in the covered mall building prior to occupancy of any of the tenant spaces. Unoccupied tenant spaces shall be similarly protected unless provided with approved alternate protection.
2. Sprinkler protection for the mall shall be independent from that provided for tenant spaces or anchors. Where tenant spaces are supplied by the same system, they shall be independently controlled.
3. Sprinkler protection for the tenant spaces of an open mall building shall be independent from that provided for the anchor buildings.
4. Sprinkler protection shall be provided beneath exterior circulation balconies located adjacent to an open mall.

402.9.1 Standpipe system. The covered mall building shall be equipped throughout with a standpipe system as required by Section 905.3.3.

SECTION 26. Section 24.03.230 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.230 High-Rise Buildings (CBC 403)

Subsection 403.3 of CBC Section 403 is deleted and replaced with the following:

403.3 Automatic sprinkler system. Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 903.3.5.2. A sprinkler water-flow alarm-initiating device and a control valve with a supervisory signal-initiating device shall be provided at the lateral connection to the riser for each floor.

~~*403.3.1 Number of sprinkler risers and system design.* Each sprinkler system zone in buildings that are more than four hundred twenty feet in building height shall be supplied by a minimum of two risers. Each riser shall supply sprinklers on alternate floors. If more than two risers are provided for a zone, sprinklers on adjacent floors shall not be supplied from the same riser.~~

~~*403.3.1.1 Riser location.* Sprinkler risers shall be placed in exit enclosures that are remotely located in accordance with Section 1015.2.~~

~~*403.3.2 Water supply to required fire pumps.* Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.~~

~~*Exception:-*~~

~~*1. Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.*~~

SECTION 27. Section 24.03.250 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.250 Stages and Platforms (CBC 410)

Subsection ~~410.6~~410.7 of CBC Section 410 is deleted and replaced with the following:

~~410.6~~410.7 *Automatic sprinkler system.* Stages shall be equipped with an automatic sprinkler system in accordance with Chapter 9. Sprinklers shall be installed under the roof and gridiron and under all catwalks and galleries over the stage. Sprinklers shall be installed in dressing rooms, performer lounges, shops, and storerooms accessory to such stages.

Exceptions: Sprinklers are not required within portable orchestra enclosures on stages.

SECTION 28. Section 24.03.311 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.311 Section ~~716.2~~717.2.2

CBC Section ~~716.2~~717.2.2 is deleted and replaced with the following:

~~716.2~~717.2.2 *Hazardous exhaust ducts.* Penetrations of structural elements by a hazardous exhaust system shall conform to Sections ~~716.2.2~~717.2.2.1 through ~~716.2.2~~717.2.2.4.

~~716.2.2~~717.2.2.1 *Fire Dampers and smoke dampers.* Fire dampers and smoke dampers are prohibited in hazardous exhaust ducts.

~~716.2.2~~717.2.2.2 *Floors.* Hazardous exhaust systems that penetrate a floor/ceiling assembly shall be enclosed in a fire-resistance-rated shaft constructed in accordance with Section ~~708~~713.

~~716.2.2~~717.2.2.3 *Wall assemblies.* Hazardous exhaust duct systems that penetrate fire-resistance-rated construction shall be enclosed in a fire-resistance-rated shaft from the point of penetration to the outlet terminal, except where the interior of the duct is equipped with an approved automatic fire suppression system. Ducts shall be enclosed in accordance with Section ~~708~~713 requirements for shaft construction and such enclosure shall have a minimum fire-resistance-rating of not less than the highest fire-resistance-rated wall assembly penetrated.

~~716.2.2~~717.2.2.4 *Fire Walls.* Ducts shall not penetrate a fire wall.

SECTION 29. Section 24.03.415 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.415 Cross-References to California Fire Code

The provisions of this part contain cross-references to the provisions of the California Fire Code or CFC, ~~2010-2013~~ edition, in order to facilitate reference and comparison to those provisions.

SECTION 30. Section 24.03.425 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.425 Automatic Sprinkler Systems (CBC 903)

- A. Subsection 903.2 of CBC Section 903 is deleted and replaced with the following:

903.2 Where required. Approved automatic sprinkler systems shall be provided in the following:

- a. Throughout existing buildings and structures where an increase is made to the floor area that results in the building exceeding ten thousand square feet.
- b. Throughout existing buildings that are greater than ten thousand square feet wherein a change in the nature of occupancy ~~that is more hazardous per the table below results in an increase in the risk category based on CBC Table 1604.5.~~

OCCUPANCY HAZARD CATEGORIES	
RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, M, R-1, R-2, R-4
4	B, F-1, R-3, S-1
5 (Lowest Hazard)	F-2, S-2, U

- ~~c. Throughout new one- and two-family dwellings and townhouses.~~

- ~~dc.~~ Throughout existing one- and two-family dwellings where an increase of over five hundred square feet is made to the floor area that results in the building exceeding three thousand six hundred square feet.

- ~~ed.~~ Throughout buildings and structures that are four or more stories in height, regardless of floor area.

~~fe.~~ Throughout new buildings and structures that exceed six thousand two hundred square feet.

~~gf.~~ In new buildings and structures described in sections 903.2.1 through 903.2.12.

(Sections 903.2.1.2 through 903.2.18 remain unchanged).

B. The following subsection is added to CBC 903.2.8:

903.2.8.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios ~~of dwelling units where the building is of Type V construction~~, provided there is a roof deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within one inch (25 mm) to six inches (152 mm) below the structural members and a maximum distance of fourteen inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

~~C. Subsection 903.3.1 of CBC Section 903 to be deleted and replaced with following:~~

~~*903.3.1 Standards.* Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, or 903.3.1.3~~

~~*903.3.1.1 NFPA 13 sprinkler systems.* Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 as amended in the San José Fire Code.~~

~~*903.3.1.3 NFPA 13D sprinkler systems.* Where allowed, automatic sprinkler systems in one- and two-family dwellings and townhouses shall be installed throughout in accordance with NFPA 13D as amended in the San José Fire Code.~~

~~D. Subsection 903.3.5.1.1 of CBC Section 903 is deleted and replaced with the following:~~

~~*903.3.5.1.1 Limited area sprinkler systems.* Limited area sprinkler systems fewer than twenty sprinklers on any single connection are permitted to be connected to the domestic service where a wet automatic standpipe is not~~

~~available. Limited area sprinkler systems connected to domestic water supplies shall comply with each of the following requirements:~~

- ~~1. Valves shall not be installed between the domestic water riser control valve and the sprinklers.~~

~~Exceptions: An approved indicating control valve supervised in the open position in accordance with Section 903.4.~~

- ~~2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13 or NFPA 13D.~~

EC. Subsection 903.4 of CBC Section 903 is ~~deleted and replaced with~~ amended to include the following exception:

~~903.4 Sprinkler system monitoring and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water flow switches on all sprinkler systems and kitchen hood and duct fixed extinguishing systems shall be electrically supervised by a listed fire alarm control unit.~~

Exceptions:

- ~~1. Automatic sprinkler systems protecting one and two family dwellings.~~
- ~~2. Limited area system serving fewer than twenty sprinklers.~~
- ~~3. Jockey pumps control valves that are sealed or locked in the open position.~~
- ~~4. Control valves to paint spray booths or dip tanks that are sealed or locked in the open position.~~
- ~~5. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.~~
- ~~6. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.~~

~~7. Kitchen hood and duct fixed extinguishing systems located in monitored buildings.~~

SECTION 31. Part 5 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 32. Section 24.03.620 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 33. Section 24.03.630 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 34. Section 24.03.640 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 35. Section 24.03.650 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.650 Modification to CBC Section 1613.6.7 ASCE 7-10, Section 12.12.3

Equation ~~16-44~~12.12-1 of Section ~~1613.6.7~~12.12.3 of the ~~2010 edition of the California Building Code ASCE 7-10~~ is amended to read as follows:

$$\Delta_M = C_d \Delta_{max} \quad \text{(Equation ~~16-44~~12.12-1)}$$

where:

C_d = Deflection amplification factor in Table 12.2-1 of ASCE 7.

Δ_{max} = Maximum displacement defined in Section 12.8.4.3 of ASCE 7.

SECTION 36. Section 24.03.660 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 37. Section 24.03.720 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.720 Modification to CBC Section 1704.41705.3

Section ~~1704.4~~1705.3 of CBC is amended to read as follows:

1704.4 Concrete Construction. The special inspections and verifications for concrete construction shall be as required by this section and Table ~~1704.4~~1705.3.

Exceptions: Special inspection shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified MPa strength, f'_c , no greater than two thousand five hundred pounds per square inch (psi) (17.2 MPa).
2. Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
 - 2.1. The footings support walls of light-frame construction;
 - 2.2. The footings are designed in accordance with Table 1809.7; or
 - 2.3. The structural design of the footing is based on a specified compressive strength, f'_c , no greater than two thousand five hundred pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than one hundred fifty psi (1.03 Mpa).
4. Concrete foundation walls constructed in accordance with table 1807.1.6.2.
5. Concrete patios, driveways and sidewalks, on grade.

SECTION 38. Section 24.03.835 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.835 Bracing (CBC Section 2308.9.3)

CBC Section 2308.9.3 is amended to read as follows:

2308.9.3 Bracing

- A. Braced wall lines shall consist of braced wall panels which meet the requirements for location, type and amount of bracing as shown in Figure 2308.9.3, specified in Table 2308.9.3(1) and are in line or

offset from each other by not more than four feet (1219 mm). Braced wall panels shall start not more than twelve and one-half feet (3810 mm) from each end of a braced wall line. Braced wall panels shall be clearly indicated on the plans. Construction of braced wall panels shall be by one of the following methods:

1. Wood boards of 5/8-inch (16 mm) net minimum thickness applied diagonally on studs spaced not over twenty-four inches (610 mm) on center.
2. Wood structural panel sheathing with a thickness not less than 5/16-inch (7.9 mm) for sixteen-inch (406 mm) stud spacing and not less than 3/8-inch (9.5 mm) for twenty-four-inch (610 mm) stud spacing in accordance with Tables 2308.9.3(2) and 2308.9.3(3).
3. Fiberboard sheathing not less than four-foot by eight-foot (1,219 mm by 2,438 mm) panels, except at boundaries and changes in framing, and not less than 1/2-inch (13 mm) thick applied vertically or horizontally on studs spaced not over sixteen inches (406 mm) on center, with all edges blocked, when installed in accordance with Section ~~2306.4.4~~2306.3 and Table ~~2306.4.4~~2306.3 (2).
4. Particleboard wall sheathing panels where installed in accordance with Table 2308.9.3(4).
5. Portland cement plaster on studs spaced sixteen inches (406 mm) on center installed in accordance with Section 2510. Limited to one story structures of U-1 occupancies. The maximum height-to-width ratio of the braced panels to be 1.5:1 and 2:1 for unblocked and blocked construction, respectively.
6. Hardboard panel siding when installed in accordance with Section 2303.1.6 and Table 2309.9.3(5).

For cripple wall bracing see Section 2308.9.4.

For methods, 1, 2, 3, 4, 5 and 6, each braced wall panel must be at least forty-eight inches (1,219 mm) in length, covering three stud spaces where studs are sixteen inches (406 mm) apart and covering two stud spaces where studs are spaced twenty-four inches (610 mm) apart.

- B. All vertical joints of panel sheathing shall occur over studs. Horizontal joints shall occur over blocking equal in size to the studding except where waived by the installation requirements for the specific sheathing materials.
- C. Braced wall panel sole plates shall be nailed to the floor framing and top plates shall be connected to the framing above in accordance with Table 2304.9.1. Sills shall be bolted to the foundation or slab in accordance with Chapter 23. Where joists are perpendicular to braced wall lines above, blocking shall be provided under and in line with the braced wall panels.

SECTION 39. Section 24.03.840 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 40. Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended by adding a section to be numbered and entitled and to read as follows:

24.03.842 Section 2306.3

CBC Section 2306.3 is amended to read as follows:

2306.3 Wood-frame shear walls. Wood-frame shear walls shall be designed and constructed in accordance with AF&PA SDPWS. Where panels are fastened to framing members with staples, requirements and limitations of AF&PD SDPWS shall be met and the allowable shear values set forth in Table 2306.3(1), or 2306.3(2) shall be permitted. The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-210 shall be permitted to use design values for Plywood Siding in AF&PA SDPWS.

SECTION 41. Section 24.03.845 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 42. Section 24.03.860 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.860 Table 2308.12.4

CBC Table 2308.12.4 is deleted and replaced with the following:

TABLE 2308.12.4 WALL BRACING IN SEISMIC DESIGN CATEGORIES D AND E (Minimum Length-Percentage of Wall Bracing per each 25 Linear Feet of Braced Wall Line ^{a)}					
CONDITION	SHEATHING TYPE ^b	$S_{DS} < 0.50$	$0.50 \leq S_{DS} < 0.75$	$0.75 \leq S_{DS} \leq 1.00$	$S_{DS} > 1.00$
One Story	G-P ^c	<u>10 feet 8 inches</u> <u>43</u>	<u>14 feet 8 inches</u> <u>59</u>	<u>18 feet 8 inches</u> <u>75</u>	<u>25 feet 0 inches</u> <u>100</u>
	S-W	<u>5 feet 4 inches</u> <u>21</u>	<u>8 feet 0 inches</u> <u>32</u>	<u>9 feet 4 inches</u> <u>37</u>	<u>48</u>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- Minimum length of panel bracing of one face of the wall for S-W sheathing shall be at least 4'-0" long or both faces of the wall for G-P sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one-half the tabulated value but the h/w ratio shall not exceed 2:1 and design for uplift is required. The 2:1 h/w ratio limitation does not apply to alternate braced wall panels constructed in accordance with Section 2308.9.3.1 or 2308.9.3.2. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [actual 1 1/2 inch (38mm)] or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.
- G-P= fiberboard, particleboard, Portland cement plaster; S-W = wood structural panels ~~and diagonal wood sheathing. NP = not permitted.~~
- Nailing as specified below shall occur at all panel edges at studs, at top and bottom plates and, where occurring, at blocking:

For fiberboard and particleboard, No. 11 gauge (0.120 inch) by 1-1/2 inches long, 7/16-inch head, galvanized nails at 3 inches on center.

For Portland cement plaster, No. 11 gauge (0.120 inch) by 1-1/2 inches long, 7/16-inch head at 6 inches on center.

SECTION 43. Section 24.03.920 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 44. Section 24.03.930 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.930 Repairs (CBC Section 3405)

Subsection 3405.2.1 is deleted and replaced with the following:

3405.2.1 Evaluation and design procedures. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the code official. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of this code for wind and earthquake loads. Evaluation for earthquake loads shall be required if the substantial structural damage was caused by or related to earthquake effects or if the building is in Seismic Design Category C, D, E or F. The seismic evaluation and design shall be based on the procedures specified in the building code, ~~ASCE 31 Seismic Evaluation of Existing Buildings (for evaluation only)~~ or ASCE 41 Seismic ~~Rehabilitation~~ Evaluation and Upgrade of Existing Buildings. The procedures contained in Appendix A of the International Existing Building Code shall be permitted to be used as specified in Section 3405.2.1.2.

Wind loads for this evaluation shall be those prescribed in Section 1609.

3405.2.1.1 CBC level seismic forces. When seismic forces are required to meet the building code level, they shall be one of the following:

1. One hundred percent of the values in the building code. The R factor used for analysis in accordance with Chapter 16 of the building code shall be the R factor specified for structural systems classified as "Ordinary" unless it can be demonstrated that the structural system satisfies the proportioning and detailing requirements for systems classified as "intermediate" or "special".
2. Forces corresponding to BSE-1 and BSE-2 Earthquake Hazard Levels defined in ASCE 41. Where ASCE 41 is used, the corresponding performance levels shall be those shown in Table 3405.2.1.1.

TABLE 3405.2.1.1 ASCE 41 and ASCE 31 PERFORMANCE LEVELS		
OCCUPANCY RISK CATEGORY (BASED ON CBC TABLE 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31 AND WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL *
I	Life Safety (LS)	Collapse Prevention (CP)
II	Life Safety (LS)	Collapse Prevention (CP)
III	Note (a) Damage Control	Note (a) Limited Safety
IV	Immediate Occupancy (IO)	Life Safety (LS)
a. Performance levels for Occupancy Category III shall be taken as halfway between the performance levels specified for Occupancy Category II and Occupancy Category IV. <u>* Only applicable when Tier 3 procedure is used.</u>		

3405.2.1.2 Reduced CBC level seismic forces. When seismic forces are permitted to meet reduced building code levels, they shall be one of the following:

1. Seventy-five percent of the forces prescribed in the Building Code. The R factor used for analysis in accordance with Chapter 16 of the Building Code shall be the R factor as specified in Section 3405.2.1.1.
2. In accordance with the California Existing Building Code and applicable chapters in Appendix A of the International Existing Building Code, as specified in Items a. through e. below. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A shall be deemed to comply with the requirements for reduced building code force levels.
 - a. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Risk Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1 of CEBC.
 - b. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Risk Category I or II are permitted to be based on the

procedures specified in Appendix Chapter A2 of IEBC.

- c. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Risk Category I or II are permitted to be based on the procedures specified in Appendix Chapter A3 of IEBC.
- d. Seismic evaluation and design of soft, weak, or open-front wall conditions in multi-unit residential buildings of wood construction in Occupancy Risk Category I or II are permitted to be based on the procedures specified in Appendix Chapter A4 of IEBC.
- e. Seismic evaluation and design of concrete buildings and concrete with masonry infill buildings in all occupancy risk categories are permitted to be based on the procedures specified in Appendix Chapter A5 of IEBC.

~~3. In accordance with ASCE 31 based on the applicable performance level as shown in Table 3405.2.1.1.~~

- ~~43.~~ Those associated with the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level as shown in Table 3405.2.1.1. Where ASCE 41 is used, the design spectral response acceleration parameters S_{XS} and S_{X1} shall not be taken less than seventy-five percent of the respective design spectral response acceleration parameters SDS and $SD1$ defined by the California Building Code and its reference standards.

SECTION 45. Section 24.03.940 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby repealed.

SECTION 46. Section 24.03.1010 of Chapter 24.03 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.03.1010 Reference Standards (CBC Chapter 35)

Chapter 35 is amended to add the following:

Standard	Title	Reference in
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Referenced Number		Code; Section Number
ASCE 31-03	Seismic Evaluation of Existing Buildings	3405.2.1, TABLE 3405.2.1.1, 3405.2.1.2
ASCE 41-06-13	Seismic Rehabilitation Evaluation and Upgrade of Existing Buildings	3405.2.1, TABLE 3405.2.1.1, 3405.2.1.2

SECTION 47. Section 24.04.100 of Chapter 24.04 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.04.100 Adoption of Technical Provisions of California Plumbing Code

- A. Except as otherwise provided for in this Chapter, the California Plumbing Code, ~~2010-2013~~ edition, including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.
- B. One copy of the CPC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 48. Section 24.04.110 of Chapter 24.04 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.04.110 Portions of California Plumbing Code which are not Approved, Adopted or Incorporated by Reference

- A. The following portions of the California Plumbing Code or CPC, ~~2010-2013~~ edition, or of the appendix thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the plumbing code of the City of San José: ~~Chapter 1 with the exception of Section 1.1. and all of the Appendix with the exception of the following Appendix Chapters or portion thereof:~~

1. Section 1.8.4

2. Section 1.8.5

3. Section 1.8.7

4. Section 1.8.8

5. Section 1.8.9

B. The following appendices are adopted:

A1. CPC Appendix A, Recommended Rules for Sizing Water Supply Systems.

B2. CPC Appendix B, Notes on Combination Waste and Vent Systems.

C3. CPC Appendix D, Sizing Stormwater Drainage Systems.

E4. CPC Appendix ~~K-H~~, Private Sewage Disposal Systems.

5. CPC Appendix G, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use With Type B Vents.

D6. CPC Appendix I, Installation Standards.

SECTION 49. Section 24.05.100 of Chapter 24.05 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.05.100 Adoption of Technical Provisions of California Mechanical Code

A. Except as otherwise provided for in this Chapter, the California Mechanical Code, 2010-2013 edition, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.

B. One copy of the CMC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 50. Section 24.05.110 of Chapter 24.05 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.05.110 Portions of California Mechanical Code which are not Approved, Adopted or Incorporated by Reference

The following portions of the California Mechanical Code or CMC, ~~2010-2013~~ edition, or of the appendix thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the mechanical code of the City of San José: ~~Chapter 1 with the exception of Section 1.1. and all of the Appendix with the exception of the following Appendix Chapters or portion thereof:~~

A. Section 1.8.4

B. Section 1.8.5

C. Section 1.8.7

D. Section 1.8.8

E. Section 1.8.9

SECTION 51. Section 24.06.100 of Chapter 24.06 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.06.100 Adoption of Technical Provisions of California Electrical Code

- A. Except as otherwise provided for in this Chapter, the California Electrical Code, ~~2010-2013~~ edition, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.
- B. One copy of the CEC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 52. Chapter 24.06 of Title 24 of the San José Municipal Code is hereby amended by adding a Section to be numbered and entitled and to read as follows:

24.06.110 Portions of California Electrical Code which are not Approved, Adopted or Incorporated by Reference

The following portions of the California Electrical Code or CEC, 2013 edition, or of the appendix thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the Mechanical Code of the City of San José:

A. Section 89.108.4

B. Section 89.108.5

C. Section 89.108.7

D. Section 89.108.8

E. Section 89.108.9

SECTION 53. Section 24.07.100 of Chapter 24.07 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.07.100 Adoption of Technical Provisions of the California Existing Building Code

- A. Except as otherwise provided for in this Chapter, the California Existing Building Code ~~2010-2013~~ edition, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.
- B. One copy of the CEBC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 54. Section 24.08.100 of Chapter 24.08 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.08.100 Adoption of Technical Provisions of the International Existing Building Code

- A. Except as otherwise provided for in this Chapter, the International Existing Building Code ~~2009-2012~~ edition, including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.

- B. One copy of the IEBC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 55. Section 24.08.110 of Chapter 24.08 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.08.110 Portions of International Existing Building Code which are Approved, or Adopted or Incorporated by Reference

The following portions of the International Existing Building Code, ~~2009~~-2012 edition, or of the appendix thereto, are approved or adopted or incorporated in this Chapter by reference, and shall be deemed to be a part of this Chapter:

- A. Appendix Chapter A2, Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms.
- B. Appendix Chapter A3, Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings.
- C. Appendix Chapter A4, Earthquake ~~Hazard-Risk~~ Reduction in ~~Existing~~ Wood-Frame Residential Buildings with Soft, Weak or Open-Front Walls.
- D. Appendix Chapter A5, Earthquake Hazard Reduction in Existing Concrete Buildings.

SECTION 56. Section 24.09.100 of Chapter 24.09 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.09.100 Adoption of Technical Provisions of California Residential Code

- A. Except as otherwise provided for in this Chapter, the California Residential Code, ~~2010~~-2013 edition, including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.
- B. One copy of the CRC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 57. Section 24.09.110 of Chapter 24.09 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.09.110 Portions of California Residential Code which are not Approved, Adopted or Incorporated by Reference

A. The following portions of the California Residential Code, ~~2010-2013~~ edition, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the residential code of the City of San José:

~~1. Section 1.8.3~~

~~21.~~ Section 1.8.4

~~32.~~ Section 1.8.5

~~4. Section 1.8.6~~

~~53.~~ Section 1.8.7

~~64.~~ Section 1.8.8

~~5. Section 1.8.9~~

~~76.~~ Chapter 1, Division II

B. The following appendices are adopted:

1. Appendix E; Manufactured Housing Used as Dwelling (excluding Sections AE101 through AE 307).
2. Appendix G; Swimming Pools, Spas and Hot Tubs.
3. Appendix H; Patio Covers.
4. Appendix K; Sound Transmission.

SECTION 58. Chapter 24.09 of Title 24 of the San José Municipal Code is hereby amended by adding a Section to be numbered and entitled and to read as follows:

24.09.225 Climatic and Geographic Design Criteria (CRC Section R301.2)

CRC Section R301.2 Table R301.2(1) is amended to read as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

<u>GROUND SNOW LOAD</u>	<u>WIND DESIGN</u>		<u>SEISMIC DESIGN CATEGORY</u>	<u>SUBJECT TO DAMAGE FROM</u>		
	<u>Speed (mph)</u>	<u>Topographic effects</u>		<u>Weathering</u>	<u>Frost line depth (inches)</u>	<u>Termite</u>
<u>0</u>	<u>85</u>	<u>No</u>	<u>D1 through E</u>	<u>Negligible</u>	<u>5</u>	<u>Very High</u>

<u>WINTER DESIGN TEMP (°F)</u>	<u>ICE BARRIER UNDERLAYMENT REQUIRED</u>	<u>FLOOD HAZARDS</u>	<u>AIR FREEZING INDEX</u>	<u>MEAN ANNUAL TEMP (°F)</u>
<u>40</u>	<u>No</u>	<u>Refer to footnotes</u>	<u>0</u>	<u>59.7</u>

Footnotes:

- a) The City of San Jose entered the National Flood Insurance Program in 1982.
- b) The effective date of the current Flood Insurance Study and flood Insurance Rate Map is May 18, 2009.
- c) The panel numbers and dates of all currently effective FIRMs and FBFMs: 06085C0035H, 06085C0045H, 06085C0055H, 06085C0058H, 06085C0061H, 06085C0062H, 06085C0064H, 06085C0066H, 06085C0067H, 06085C0068H, 06085C0069H, 06085C0087H, 06085C0088H, 06085C0089H, 06085C0095H, 06085C0208H, 06085C0209H, 06085C0216H, 06085C0217H, 06085C0227H, 06085C0228H, 06085C0229H, 06085C0232H, 06085C0233H, 06085C0234H, 06085C0236H, 06085C0237H, 06085C0238H, 06085C0239H, 06085C0241H, 06085C0242H, 06085C0243H, 06085C0244H, 06085C0252H, 06085C0253H, 06085C0254H, 06085C0256H, 06085C0258H, 06085C0259H, 06085C0261H, 06085C0262H, 06085C0263H, 06085C0264H, 06085C0266H, 06085C0268H, 06085C0269H, 06085C0290H, 06085C0377H, 06085C0381H, 06085C0382H, 06085C0383H, 06085C384H, 06085C401H, 06085C0402H, 06085C0403H, 06085C0406H, 06085C0407H, 06085C0408H, 06085C0409H, 06085C0412H, 06085C0420H, 06085C0426H, 06085C0428H, 06085C0429H, 06085C0435H, 06085C0436H, 06085C0440H, 06085C0441H, 06085C0442H, 06085C0443H, 06085C0455H, 06085C0461H, 06085C0462H, and 06085C0600H.

SECTION 59. Section 24.09.230 of Chapter 24.09 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.09.230 Design Criteria (CRC Section R301.2.1.1)

CRC Section R301.2.1.1 is amended to read as follows:

R301.2.1.1 Design criteria. In regions where the basic wind speed shown on s from Figure R301.2(4)(A) equals or exceeds one hundred ten miles per hour (45 49 m/s) ~~in hurricane-prone regions, or one hundred ten miles per hour (49 m/s) elsewhere~~, the design of buildings for wind loads shall be in accordance with one of the following methods. ~~The elements of design not addressed by those documents in Items 1 through 4 3 shall be in accordance with this code.~~

1. International Code Council (ICC) Standard for Residential Construction in High Wind Regions (ICC-600); or
2. Minimum Design Loads for Buildings and Other Structures (ASCE-7); or
3. American Iron and Steel Institute (AISI) Standard for Cold-Formed Steel Framing-Prescriptive Method for One-and Two-Family Dwellings (AISI S230).
4. ~~Concrete construction shall be designed in accordance with the provisions of this code. California Building Code.~~
5. ~~Structural insulated panel (SIP) walls shall be designed in accordance with the provisions of this code.~~

SECTION 60. Part 3 of Chapter 24.09 of Title 24 of the San José Municipal Code is hereby amended to be entitled as follows:

Part 3

Gypsum Board, Gypsum Lath, And Cement Plaster Foundations and Braced Wall Panels (CRC Chapters 4 and 6)

SECTION 61. Section 24.09.320 of Chapter 24.09 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.09.320 Seismic Reinforcing (CRC Section R403.1.3)

CRC Section 403.1.3 is amended to read as follows:

403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D0, D1, D2, as established in Table R301.2 (1), shall have minimum reinforcement of two continuous longitudinal reinforcing bars, one located at the top and one located at the bottom, and of a size not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D0, D1 and D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No.4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D0, D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

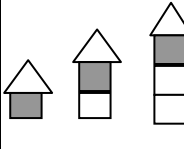
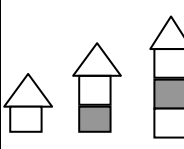
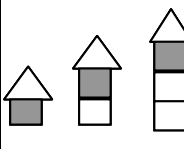
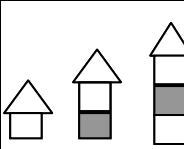
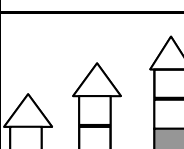
In Seismic Design Categories D0, D1 and D2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

SECTION 62. Section 24.09.330 of Chapter 24.09 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.09.330 Wall Bracing (CRC Section R602.10 Table ~~R602.10.1.2(2)~~ ~~R602.10.3(3)~~

CRC Section R602.10 Table ~~R602.10.1.2(2)~~ ~~R602.10.3(3)~~ is amended to read as follows^[CW1]:

Table ~~R602.10.1.2(2)~~ **R602.10.3(3)a,b**
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY
(AS A FUNCTION OF BRACED WALL LINE LENGTH)

SOIL CLASS D_a WALL HEIGHT = 10FT 10 PSF FLOOR DEAD LOAD 15 PSF ROOF/CEILING DEAD LOAD BRACED WALL LINE SPACING ≤ 25 FT			MINIMUM TOTAL LENGTH (feet) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE			
Seismic Design Category (SDC)	Story Location	Braced Wall Line Length	Method LIB	Methods DWB, SFB, PBS, PCP, HPS	Method WSP	Continuous Sheathing
SDC D ₀ or D ₁		10	NP	6.0	2.0	1.7
		20	NP	12.0	4.0	3.4
		30	NP	18.0	6.0	5.1
		40	NP	24.0	8.0	6.8
		50	NP	30.0	10.0	8.5
		10	NP	NP	4.5	3.8
		20	NP	NP	9.0	7.7
		30	NP	NP	13.5	11.5
		40	NP	NP	18.0	15.3
		50	NP	NP	22.5	19.1
SDC D ₂		10	NP	8.0	2.5	2.1
		20	NP	16.0	5.0	4.3
		30	NP	24.0	7.5	6.4
		40	NP	32.0	10.0	8.5
		50	NP	40.0	12.5	10.6
		10	NP	NP	5.5	4.7
		20	NP	NP	11.0	9.4
		30	NP	NP	16.5	14.0
		40	NP	NP	22.0	18.7
		50	NP	NP	27.5	23.4
		10	NP	NP	NP	NP
		20	NP	NP	NP	NP
		30	NP	NP	NP	NP
		40	NP	NP	NP	NP
		50	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	<u>10</u>	<u>NP</u>	<u>NP</u>	<u>7.5</u>	<u>6.4</u>
		<u>20</u>	<u>NP</u>	<u>NP</u>	<u>15</u>	<u>12.8</u>
		<u>30</u>	<u>NP</u>	<u>NP</u>	<u>22.5</u>	<u>19.1</u>
		<u>40</u>	<u>NP</u>	<u>NP</u>	<u>30</u>	<u>25.5</u>
		<u>50</u>	<u>NP</u>	<u>NP</u>	<u>37.5</u>	<u>31.9</u>

For SI: 1 foot = 304.8 mm, 1 pound per square foot = 47.89 Pa.

a. Linear interpolation shall be permitted.

a. b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_ds values associated with the seismic design categories shall be permitted when a site - specific S_ds value is determined in accordance with Section 1613.5.3 of the California Building Code.

b. Foundation cripple wall panels shall be braced in accordance with Section R602.10.9.

c. Methods of bracing shall be as described in Sections R602.10.2, R602.10.4 and R602.10.5.

For SI: 1 foot = 304.8 mm, 1 pound per square foot = 47389 Pa.

a. Linear interpolation shall be permitted.

ab. Wall bracing lengths are based on a soil site class "D."
Interpolation of bracing length between the Sds values associated with the seismic design categories when a site-specific Sds value is determined in accordance with Section 1613.5 of the California building code.

b. ~~Foundation cripple wall panels shall be braced in accordance with Section R602.10.9.~~

c. ~~Methods of bracing shall be as described in sections R602.10.2, R602.10.4 and R602.10.5.~~

SECTION 63. Section 24.10.100 of Chapter 24.10 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.10.100 Adoption of Technical Provisions of the California Green Building Standard Code

- A. Except as otherwise provided for in this Chapter, the residential mandatory measures and nonresidential mandatory measures of the California Green Building Standards (CALGreen) 2010-2013 edition, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.
- B. One copy of the CALGreen Code has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

SECTION 64. Section 24.11.100 of Chapter 24.11 of Title 24 of the San José Municipal Code is hereby amended to read as follows:

24.11.100 Adoption of Technical Provisions of the California Historical Building Code

- A. Except as otherwise provided for in this Chapter, the California Historical Building Code, 2010-2013 edition, including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations are

approved and adopted, and are hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.

- B. One copy of the CHBC has been filed for use and examination of the public in the Office of the City Clerk of the City of San José.

PASSED FOR PUBLICATION of title this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

CHUCK REED
Mayor

ATTEST:

TONI J. TABER, CMC
Acting City Clerk